

ATTACHMENT D

P93-139

ITEM #

RESOLUTION NO. 1504

ADOPTED BY THE SACRAMENTO CITY PLANNING COMMISSION

ON DATE OF DECEMBER 9, 1993

A RESOLUTION ADOPTING FINDINGS OF FACT AND APPROVING A SPECIAL PERMIT FOR PROPERTY LOCATED AT 3346 & 3352 1ST AVENUE, NORTHEAST CORNER OF 34TH STREET AND BROADWAY (WELLSPRING WOMEN'S CENTER).

(P93-139) (APN: 010-0312-007 & 014)

WHEREAS, the City Planning Commission on ~~DECEMBER 9, 1993~~ a public hearing on the request for approval of a special permit to OPERATE A NON-RESIDENTIAL CARE FACILITY for property located at the above described location;

WHEREAS, the City Environmental Coordinator has determined that the proposed project will not have a significant effect on the environment, and has provided notice to the public of the preparation of a Negative Declaration;

WHEREAS, the Planning staff has submitted to the City Planning Commission its report and recommendations on the proposed development;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE CITY OF SACRAMENTO THAT:

1. The Special Permit is hereby approved based upon the following findings of fact:
 - A. The project, as conditioned, is based upon sound planning principles of land use in that:
 - 1) it is a relocation of an existing non-residential care facility which will not result in an increase of similar facilities in a 1,000 foot radius; and
 - 2) it will not result in the disruption of the neighborhood significantly in that the hours of operation will from 7:30 AM to 11:30 AM, Monday through Friday.

- B. The project, as conditioned, will not be detrimental to the public welfare nor result in the creation of a public nuisance in that:
- 1) adequate on-site parking, setbacks and landscaping will be provided;
 - 2) the on-site re-use and renovation activity will be subject to the approval of the Design Review and Preservation Board design criteria and will be compatible with the surrounding area;
 - 3) the on-site re-use and renovation activity will remove a source of blight, deterioration and debilitating influence from the Broadway corridor.
- C. The project is consistent with the General Plan and East Broadway Community Plan which designate the site Community/Neighborhood Commercial & Offices and Commercial respectively in that:
- 1) non-residential care facilities are allowed in commercial areas subject to Special Permit approval;
 - 2) the goals of the General Plan Commerce and Industry Land Use Element are to promote the re-use and revitalization of existing developed areas (Goal B Sec. 4-1);
 - 3) it is the policy of the City to enhance and maintain the quality of life by adhering to high standards for project and plan evaluation as they interact with the overall urban landscape, (Sec. 1-30) and this project will subject to the review and approval of the Design Review & Preservation Board;
 - 4) the proposal will support efforts to address and correct problems of blight and deterioration in the interest of the public's health, safety and general welfare (Sec 1-30).

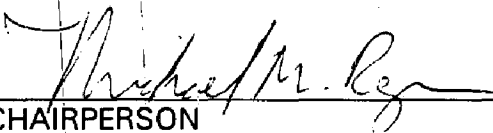
NOW THEREFORE, BE IT RESOLVED BY THE PLANING COMMISSION OF THE CITY OF SACRAMENTO THAT:

1. The Special Permit for the proposed Wellspring Women's Center is hereby approved subject to the following conditions:
 - A. Commercial development of the remainder of the site, or occupancy or use of the remaining on-site structure(s) will be subject to the standards of City Code including but not limited to design and parking requirements.

- B. Prior to the issuance of any Certificate of Occupancy for the 5,600+ s.f. rehabilitated structure, the remaining on-site structure(s) shall be adequately secured to eliminate hazards to public health, safety and welfare. The manner of securing the remaining structure(s) shall be subject to the review and approval of the Planning Director.
- C. Final site design and renovation activity, including fencing and landscaping, shall be subject to the review and approval of the Design Review & Preservation Board. The landscape and irrigation plan shall incorporate the requirements of the water conservation landscape ordinance. The applicant should consult with Police Crime Prevention Personnel in the Youth & Community Services Section regarding building security design criteria.
- D. Final site design, including fencing and landscaping, shall comply with City corner clear zone visibility requirements.
- E. Clients shall be limited to women and children only.
- F. Free continental breakfast shall only be served to those individuals or families receiving counseling.
- G. The hours of operation shall be limited to 7:30 AM to 11:30 AM. Monday through Friday.
- H. An application for a Lot Line Adjustment (LLA) shall be submitted to the Planning Department and must be approved. A Certificate of Compliance shall be filed for the LLA prior to the issuance of any Certificate of Occupancy for the site. The LLA shall merge or reconfigure the parcels to accommodate all parking on-site.
- I. Vehicle gates shall be 20 feet from the street right-of-way, or shall remain open during business hours.
- J. On-site grading, paving and drainage shall be approved by the Public Works Department prior to the issuance of a Building Permit.
- K. The project is exempt from National Pollution Discharge Elimination System (NPDES) requirements. Best Management Practices (BMP's) shall be used to control erosion, sedimentation and pollution control during construction.
- L. All work within the public right-of-way shall be to City standards.
- M. The Wellspring Women's Center shall provide fourteen parking spaces on-

site. All parking spaces shall conform to City standards.

- N. Any signage shall meet all the requirements required by the Sign Ordinance and have a sign permit.
- O. The applicant shall comply with the mitigation measures of the Mitigation Monitoring Plan.


CHAIRPERSON

ATTEST:


SECRETARY TO PLANNING COMMISSION

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